

DPA Site Specific Instructions

All DPA Site Specifics require property summary from the Bexar County Appraisal District. Printing instructions are located in Appendix A. If the house is under construction, attach a copy of the construction agreement. At the very least, the signature page with date of execution must be attached.

COASTAL ZONE MANAGEMENT

The City of San Antonio has received clearance dated 9/22/03 from Tammy S. Brooks, Texas General Land Office, Coastal Coordination Dept. stating that all San Antonio projects are outside the Texas Coastal Management Program (CMP) boundary; therefore not subject to review.

1. *Check "No" and provide the language used above.*

FLOOD PLAIN MANAGEMENT AND WETLANDS PROTECTION

Detailed information on HUD regulations for development in flood zones can be found at: <http://www.hud.gov/offices/cpd/energyenviron/environment/subjects/floodwetlands/index.cfm>. FIRM maps are available from the City's Planning department (<http://maps.sanantonio.gov>), or the Federal Emergency Management Agency (FEMA), at the Flood Map Store: <http://store.msc.fema.gov>

Action Required:

Regardless of the location of the site, source documentation for these determinations must include a copy of a FEMA map, with the Panel Number and Effective Date. In the event the FEMA map is a blank panel, a Zoning Map from the Planning Department's website is required.

1. *If the site is not within an Special Flood Hazard Area (SFHA), check "No"*
2. *If the site is located within an SFHA, check "Yes" and answer the following questions:*
 - 2a. *Has the potential Homebuyer applied for Flood Insurance: If yes mark "Yes" on the form and attach a copy of the Flood Insurance Policy/Coverage.*
 - 2b. *If the perspective homebuyer does not have or has not requested Flood Insurance mark "No" on the form and select and alternate site. Federal assistance may not be used in the Special Flood Hazards Area.*

AIRPORT RUNWAY CLEAR ZONES AND CLEAR ZONES DISCLOSURES

HUD Environmental Criteria and Standards at 24 CFR 51(d) The purpose of this regulation is to promote compatible land uses around civil airports and military airfields by identifying suitable land uses for Runway Clear Zones at airports and for Clear Zones

and Accident Potential Zones at military airfields. Potential aircraft accident problems that are inevitable side effects of aircraft operations make some types of development incompatible or unsuitable for locations in the immediate vicinity of airports and airfields.

HUD funds may not be used for assistance, subsidy or insurance for construction, land development, new communities, community development or redevelopment or any other provision of facilities and services designed to make land available for construction, or rehabilitation which significantly prolongs the physical or economic life of existing facilities, in designated Runway Clear Zones at major commercial airports, or Clear Zones at military airports, except where written assurance is made that the project proposed for development will not be frequently used by people, and where written assurances are provided by the airport operator that no plan exists to purchase the property as part of a Runway Clear Zone or Clear Zone acquisition program.

Does the project involve the sale or acquisition of existing property within a Civil Airport's Runway Clear Zone or a Military Installation's Clear Zone? ***Runway Clear Zones are entirely contained inside Airport properties (SAIA and Kelly Annex). Projects will not be located inside Airport properties. Maps identifying location of Clear Zones are on file at HCD.***

1. Check "No" on the Site Specific and include the include the following language: Clear Zones are entirely contained inside Airport properties (SAIA and Kelly Annex). Project will not be located inside Airport property. Maps identifying location of Clear Zones - of SAIA and Kelly Annex Airports are on file at HCD.

For Accident Potential Zones (APZ) at Military Airfields, projects must generally be consistent with recommendations in the Land Use Compatibility for Accident Potential Zones contained in Department of Defense Instruction 4165.57, 32 CFR Part 256.

The APZ area for Lackland AFB is encompassed within the parameters of Loop 410, IH 35 and the Poteet/Jourdanton Freeway (Hwy 16) and the parameters of Loop 410, Bandera Rd, General McMullen and Hwy 90.

- 1. If the site does not fall within an APZ, mark "Not Applicable" on the form.***
- 2. If the site does fall within an APZ, mark "Does not affect the resources under consideration". A Disclosure Statement must be provided to buyer. Attach a copy of the signed disclosure to this form.***

Go to:
<http://west.dtic.mil/whs/directives/corres/pdf2/i416557.pdf> obtain a copy of the compatible uses for Accident Potential Zones.

APPENDIX A

DOWN-PAYMENT ASSISTANCE SITE SPECIFIC

Activities to assist homebuyers to purchase existing dwelling units or dwelling units under construction, this may include closing costs and down payment assistance, interest buydowns, and similar activities that result in the transfer of title [58.35(b)(5)].

1. Submitting Agency Name, Location & Phone #:		2. Project Name: Project Number:								
3. Housing Client Name and Address		4. Funding Source <input type="checkbox"/> CDBG <input type="checkbox"/> HOME Amount of HOME Funding: \$ Total Estimated Cost of project: \$								
5. <input type="checkbox"/> Single Family <input type="checkbox"/> Cooperative <input type="checkbox"/> Condominium <input type="checkbox"/> Other										
6. City Council District:		7. School District:								
<p>By signing below the Subrecipient certifies in writing that each activity or project noted in the record meets the conditions specified for the classified Environmental Review under section 24 CFR 58.34(a), 58.35(b) or 58.5 and that the necessary site visits have been conducted and compliance documentation has been prepared and reviewed in order to properly release funds and proceed with the activities of the project. Please keep a copy of this determination in your project files.</p>										
12. Preparer: (signature) x		Date:	13. Supervisor: (signature) x							
			Date:							
<p>Housing and Community Development Use Only: Findings and Recommendations are to be prepared after the environmental analysis is completed. Date Received by HCD:</p>										
<p><input type="checkbox"/> Project is recommended for approval (List any conditions and requirements): <input type="checkbox"/> Project is recommended for rejection (State reasons):</p>										
<p>Comments (if any) by CD Analyst:</p>										
<p>By signing below the Housing and Community Development staff certifies in writing that each activity or project noted in the record meets the conditions specified for the classified Environmental Review under section 24 CFR 58.34(a), 58.35(b) or 58.5 and that the necessary site visits have been conducted and compliance documentation has been prepared and reviewed in order to properly release funds and proceed with the activities of the project.</p> <table style="width: 100%;"> <tr> <td style="width: 50%;">Signature CD Analyst: x</td> <td style="width: 50%;">HCD Coordinator (signature) x</td> </tr> <tr> <td>Printed Name:</td> <td>Printed Name:</td> </tr> <tr> <td>Date:</td> <td>Date:</td> </tr> </table>					Signature CD Analyst: x	HCD Coordinator (signature) x	Printed Name:	Printed Name:	Date:	Date:
Signature CD Analyst: x	HCD Coordinator (signature) x									
Printed Name:	Printed Name:									
Date:	Date:									
<p>Reviewed for conformance with policy and procedures: ERR Officer's Signature: <u>Consuelo Munoz</u> x Date:</p>										
<p>By signing below the Responsible Entity certifies in writing that each activity or project is meets the conditions specified for the specified Environmental Review under section 24 CFR 58.34(a)</p> <p>Approving Official: <u>Andrew W. Cameron, Certifying Official Director, Housing & Community Development</u> x Date:</p>										

**Downpayment Assistance Determination of Compliance
Certification of Categorical Exclusion (Subject to 58.5)**

Determination of activities per 24 CFR 58.35(a)

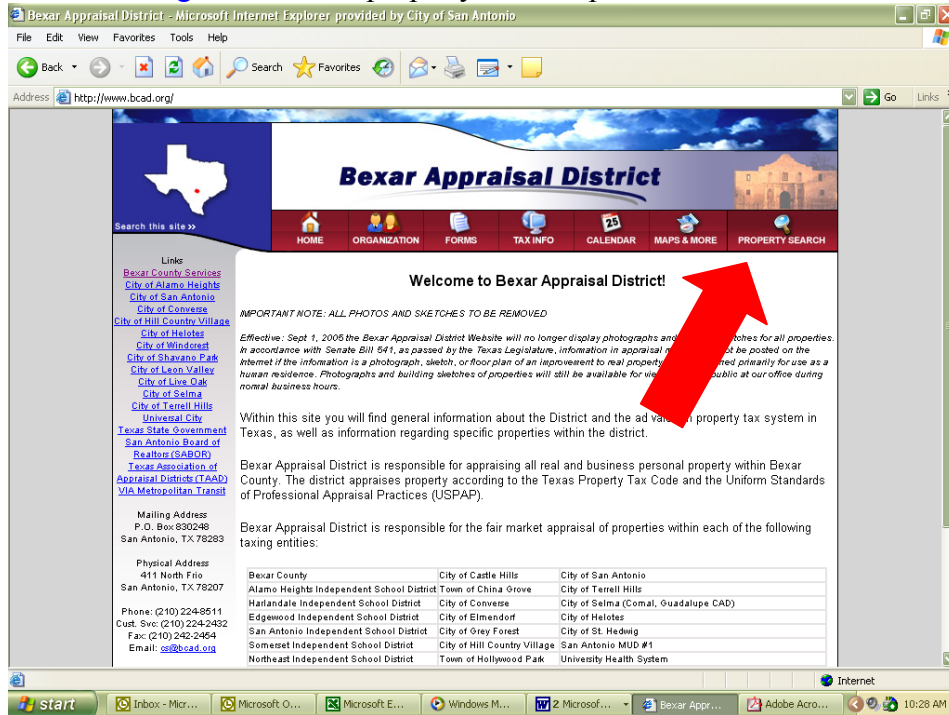
May be subject to provisions of Sec 58.6, as applicable

§ 50.4 Laws and Authorities	Yes	No	Source Documentation & Requirements for Approval	Attachments (Y/N)
1. Coastal Barrier Resources				
2. Floodplain Management (24 CFR Part 55)				
2a. Has the potential Homebuyer applied for Flood				
3. Is the site located in a Runway Clear Zones (24 CFR 51.303(a)(3)).				
4. Is the site located in APZ I & II at Lackland AFB (Kelly Annex)?				

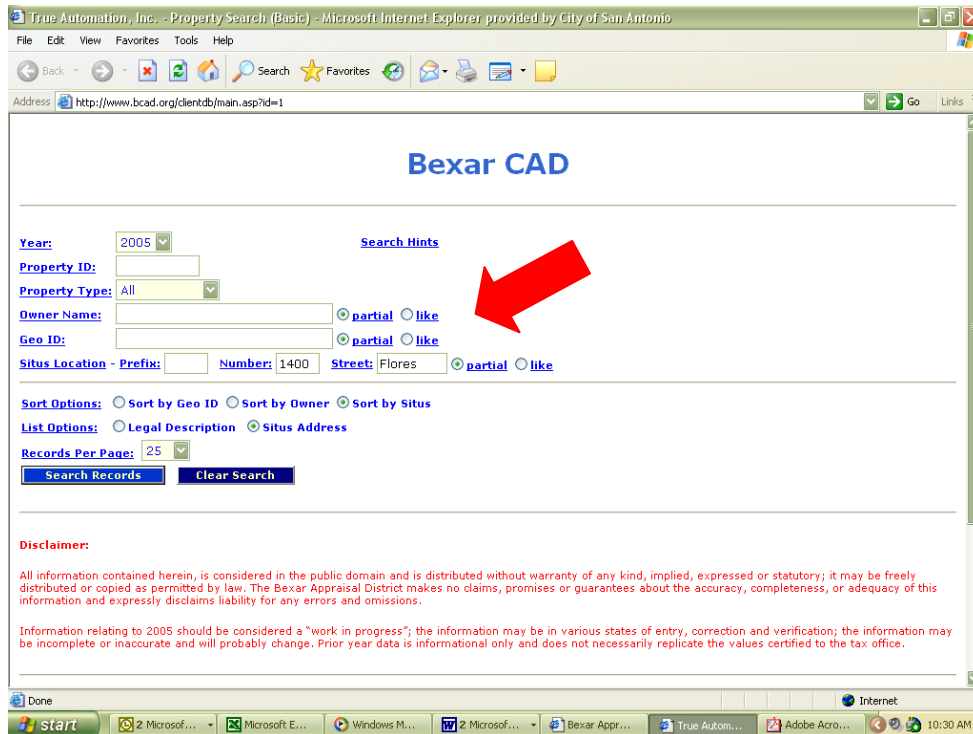
This exclusion applies only to financial assistance for purchase of existing for-sale homes or homes under construction. Homebuyer assistance for units not already under construction is classified as Categorically Excluded or an activity requiring Environmental Assessment. In all cases, for this exclusion to apply, the prospective buyer must have discretion regarding selection of properties within the target area.

Appendix B

1. www.bcad.org: click on the property search option:



2. Enter the property address in the field labeled “Number” and the street in the field labeled “Street” and click the “Search Records” button.



3. Select the Summary option

The screenshot shows a web browser window with the address bar displaying <http://www.bcad.org/clientdb/propertydetails.asp?prop=100176>. The page title is "Bexar CAD - 2005".

At the top, there are three tabs: "Property", "Improvements", and "Land". The "Property" tab is selected. Below the tabs, the page is divided into two main sections: "Name, Address and Property Information" and "Property Value and Taxing Jurisdiction Information".

Name, Address and Property Information

Owner ID	70113	Property ID	100176 (Real)	Geo ID	00014-000-0106
Name & Address	C A N INDUSTRIES INC STE 102 1325 N FLORES ST SAN ANTONIO, TX 78212-4905	Legal Description	NCB A-14 PT OF TR E ARB E3		
% Ownership	100%	Situs	1400 S FLORES		
Exemptions	n/a	Neighborhood	10110 (NBHD code10110)		
Map ID	Show Map	Agent Code			
Mapsc	616D7				

Property Value and Taxing Jurisdiction Information

Property Values	
(+)Improvement Homesite Value:	\$0
(+)Improvement Non-Homesite Value:	\$1,008,970
(+)Land Homesite Value:	\$0
(+)Land Non-Homesite Value:	\$118,800
(+)Agricultural Market Valuation:	\$0
(+)Timber Market Valuation:	\$0
(=)Market Value:	\$1,127,770
(-)Ag or Timber Use Value Reduction:	\$0
(=)Appraised Value:	\$1,127,770

A red arrow points to the "Summary" tab, which is located at the bottom right of the page. The "Summary" tab is currently selected.

4. Print and attach to the DPA Site Specific.